

**MINUTES OF THE JONESTOWN CITY COUNCIL SPECIAL CALLED MEETING
HELD DECEMBER 19, 2007, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649
FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

A. ITEMS OPENING MEETING:

1. CALL TO ORDER

MAYOR ARMSTRONG

Mayor Armstrong called the meeting to order at 7:30 p.m.

2. ROLL CALL

CITY SECRETARY

Upon roll call, the following members were present: Alderman Walker, Alderman Nichols, Mayor Armstrong, Mayor Pro Tem Buckle and Alderman Aaron. Alderman MacMicking was absent due to illness. A quorum was present.

B. CITIZEN COMMUNICATIONS

C. GENERAL BUSINESS AND ACTION ITEMS:

1. a. First reading and approval of an ordinance for the annexation of a 0.097 acre tract of land, more or less, being a portion of Lot 43, Trails End Lake Travis Subdivision, located in Travis County, Texas, including the abutting streets, rights-of-way and roads. Applicant: James E. Roberts and June C. Roberts.

Alderman Nichols made a motion to approve the ordinance for the annexation of a 0.097 acre tract of land, more or less, being a portion of Lot 43, Trails End Lake Travis Subdivision, located in Travis County, Texas, including the abutting streets, rights-of-way and roads. Applicant: James E. Roberts and June C. Roberts. Alderman Walker seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols and Alderman Aaron. No: None. Abstain: Mayor Pro Tem Buckle. Motion passes.**

- b. First reading and approval of an ordinance for the annexation of a 143.665 acres, more or less, being a portion of Lot 57, Trails End Lake Travis Subdivision, located in Travis County, Texas, including the abutting streets, roadways, and rights-of-way. Applicant: HJ Trails End Gp, LLC, John Shipley, Vice President.

Alderman Walker made a motion to approve the ordinance for the annexation of 143.665 acres, more or less, being a portion of Lot 57, Trails End Lake Travis Subdivision, located in Travis County, Texas, including the abutting streets, roadways, and rights-of-way. Applicant: HJ Trails End Gp, LLC, John Shipley, Vice President. Alderman Nichols seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. Motion passes unanimously.**

2. Discussion and possible action concerning Board of Adjustment vacancy:
 - a. Accept resignation of regular member, Joe Lychner (Alderman Aaron's appointment).
 - b. Appoint Jim Conatser as regular member (Alderman Aaron's appointment)

Alderman Aaron made a motion to accept the resignation of regular member, Joe Lychner and appoint Jim Conatser as regular member of the Board of Adjustments. Mayor Pro Tem Buckle seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols and Alderman Walker. No: None. Abstain: None. Motion passes unanimously.**

3. Discussion and possible action concerning Planning and Zoning Commission vacancy:
 - a. Accept resignation of alternate member, Place #8, Curtis Brown;
 - b. Appoint Gary Mermelstein as alternate member, Place #8.

Alderman Walker made a motion to accept the resignation of alternate member, Place #8, Curtis Brown, but table the appointment of Gary Mermelstein. After some discussion, he amended his motion to accept the resignation of alternate member, Place #8, Curtis Brown and appoint Gary Mermelstein as alternate member, Place #8. Alderman Aaron seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. Motion passes unanimously.**

4. Discussion and possible action concerning the issuance of building permits and/or certificates of occupancy in Ranchland Hills Subdivision.

Fire Chief, Raymond Tennyson and Marlin Coplin, representing the developer, were present to discuss the item with Council. Alderman Aaron asked Chief Tennyson if he has any concerns. Chief Tennyson stated that he has spoken with Building Official, Bob Stevenson, and they are comfortable with going ahead with permits if the City Council is comfortable with it, as long as the homes won't be occupied until the water supply is in. Alderman Aaron suggested adding a hydrant to serve the subdivisions above the new subdivision. Jim Conatser asked if burning will continue as they are clear cutting, and asked if the developer has a burn permit. Chief Tennyson stated that they have issued burn permits, but he will check to see if the burning in that area was permitted. Mr. Conatser said that it seems real dry up there.

Alderman Walker asked that the property owner and builder sign something saying that they know they can't have a CO if they get a permit. Alderman Aaron suggested that the letter be prepared by the city attorney. Mayor Armstrong asked Marlin Coplin if the cost for that letter can be billed to Grandacres and Mr. Coplin agreed to pay for it. Mayor Pro Tem Buckle asked if the Chief would suggest requiring sprinkler systems in residential areas, and this was discussed. The City would need to adopt an ordinance to require that. The cost of installation and how to handle credits was discussed.

Alderman Nichols made a motion that the city begin issuing permits for the Ranchland Hills Subdivision, subject to a letter signed by the home owner and builder, acknowledging the fact that they are building without the water infrastructure being installed and understanding that they will not get a certificate of occupancy until that water infrastructure is in place. Alderman Aaron asked for a friendly amendment to add that we apply that to Ranchland Hills Vista only. Alderman Nichols accepted the friendly amendment and Alderman Aaron seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. Motion passes unanimously.**

There was a discussion about the development and the water construction process.

5. Discussion and possible action concerning allocation of anticipated revenue from inspections at The Hollows to repairs or improvements of Old Burnet Road.

Mayor Pro Tem Buckle made a motion to allocate anticipated revenue from inspections at The Hollows to repairs or improvements of Old Burnet Road. Alderman Aaron seconded the motion. Alderman Walker asked about the inspections and Mayor Armstrong, Alderman Nichols and Aaron discussed this with him, with input from City Secretary Hambrick. After the discussion, Mayor Pro Tem Buckle amended his motion to be only revenue that is not a pass through cost, or net revenue. Alderman Aaron accepted the amendment. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols and Alderman Walker. No: None. Abstain: None. Motion passes unanimously.**

6. Discussion and possible action on termination of the contract for architecture services with Burns and Gill Architects, Inc.

Jim Conatser, Chairman of the Facilities Committee, said he has been in touch with Burns and they will reapply, but the contract needs to be terminated so that we don't do anything illegal in having the others apply. Alderman Walker stated his concern that the city is not exposed legally with the contract. Mayor Pro Tem Buckle was given the contract by the City Secretary, and after looking at it, he agreed with Paige that it is fine to terminate it as long as the seven days notice is given. A letter needs to be sent tomorrow to let them know. Mayor Armstrong also wants to send a letter to another company that was affiliated with the grant company.

Alderman walker made a motion to terminate the contract for architecture services with Burns and Gill Architects, Inc., for our city police department and authorize the mayor to give them seven days notice. Alderman Nichols seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. Motion passes unanimously.**

7. Discussion and possible action on an ordinance amending and clarifying Subsection G, Chapter 23, Jonestown Code of Ordinances, governing the Board of Adjustments.

Alderman Aaron, Mayor Pro Tem Buckle and Alderman Nichols discussed the changes in the chapter. Notice has been changed from ten days to twenty days and the amendment clarifies the role of the board of appeals. Alderman Aaron asked that the board be adequately briefed. Mayor Pro Tem Buckle explained the procedure and the role of each participant. He said that the city inspector and city administrator need to present the city's side to the board, while the water corporation's attorney presents their side. Alderman Nichols asked City Administrator, Dan Dodson to contact the water corporation to let them know they have 20 days to appeal. Mayor Pro Tem Buckle asked Mr. Dodson to tell the board that they may need outside counsel retained to help them, and the city attorney will represent the city staff. Alderman Nichols reiterated that City Administrator Dodson, Building Official, Bob Stevenson and City Attorney, Paige Saenz should be the city's representatives.

Mayor Pro Tem Buckle made a motion to approve the ordinance amending and clarifying Subsection G, Chapter 23, Jonestown Code of Ordinances, governing the Board of Adjustments. Alderman Walker seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols and Alderman Walker. No: None. Abstain: None. Motion passes unanimously.**

Mayor Armstrong asked the new city administrator to speak to Council if he wished. Mr. Dodson spoke briefly concerning the need to get by this problem with the water corporation and get on to more important issues. He said that he is enjoying Jonestown.

D. ADJOURNMENT

Mayor Armstrong adjourned the meeting at 8:11 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON JANUARY 10, 2008.

Deane Armstrong, Mayor
City of Jonestown

ATTEST:

Linda Hambrick, City Secretary